

COUNTY SURVEYORS FILE  
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FEB 14 1972

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

SURVEY FOR MOHR & WELLS

IN THE S 1/2 SW 1/4 SECTION 35, T. 32 S., R. 6 W., W.M.

SCALE: 1 INCH = 200 FEET

NOVEMBER 15, 1971.

ROBT. M. THOMPSON & ASSOC.



FD. 1" I. PIPE/BR. CAP, 2 B.T.'S BOTH NOW  
24" W/ HEALED FACES PER CO. SURV.  
FILE NO. 45/249, 1953.

CL-1  
PC = 1+13.50  
PT = 1+39.57  
Δ = 2° 59' 15"  
D = 11° 27' 33" L  
R = 500.  
T = 13.04  
L = 26.07  
C = 26.07  
CB = S 26° 30' 03" E

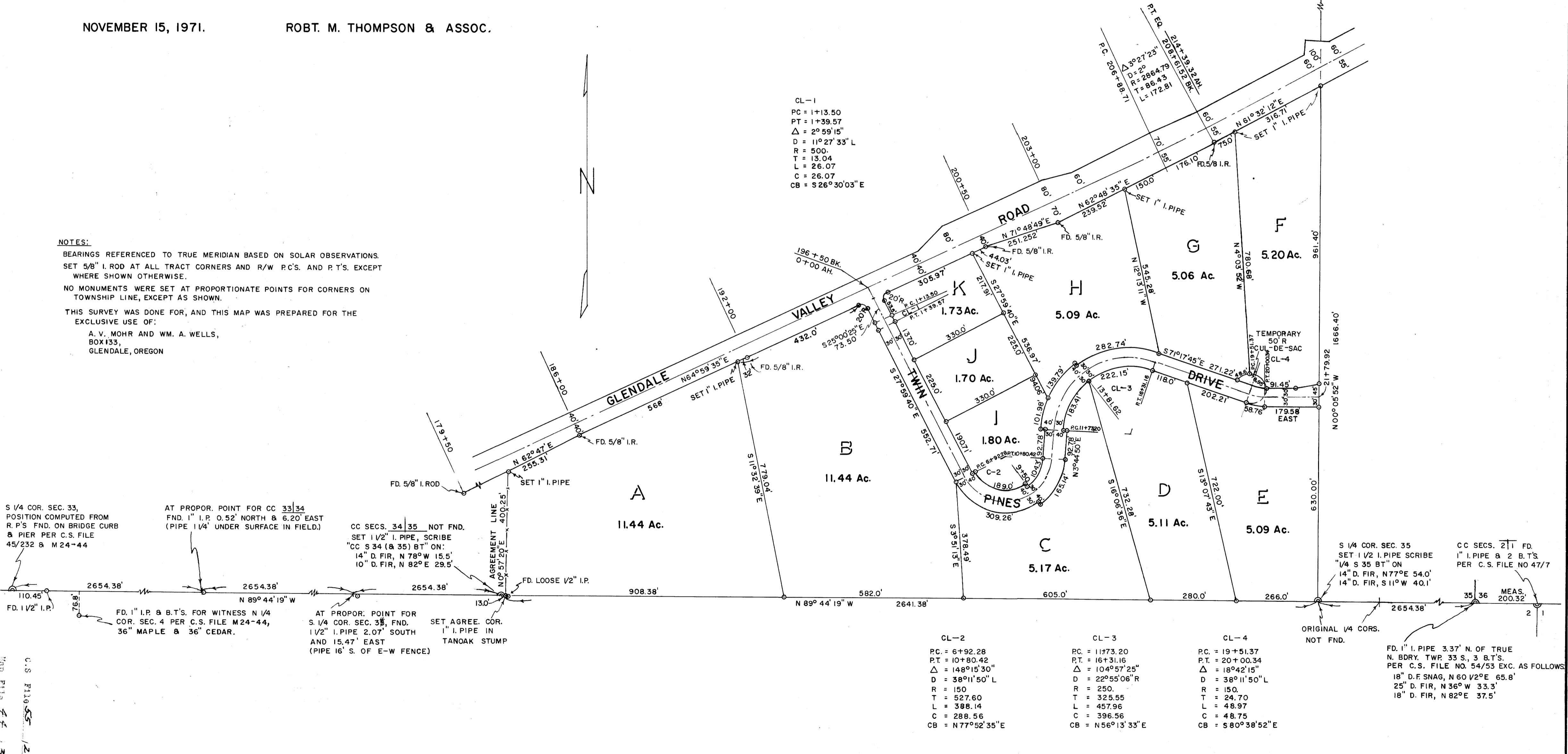
NOTES:

BEARINGS REFERENCED TO TRUE MERIDIAN BASED ON SOLAR OBSERVATIONS.  
SET 5/8" I. ROD AT ALL TRACT CORNERS AND R/W P.C.'S. AND P.T.'S. EXCEPT WHERE SHOWN OTHERWISE.

NO MONUMENTS WERE SET AT PROPORTIONATE POINTS FOR CORNERS ON TOWNSHIP LINE, EXCEPT AS SHOWN.

THIS SURVEY WAS DONE FOR, AND THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF:

A. V. MOHR AND WM. A. WELLS,  
BOX 133,  
GLENDALE, OREGON



S 1/4 COR. SEC. 33,  
POSITION COMPUTED FROM  
R.P.'S FND. ON BRIDGE CURB  
& PIER PER C.S. FILE  
45/232 & M24-44

AT PROPR. POINT FOR CC 33/34  
FND. 1" I.P. 0.52' NORTH & 6.20' EAST  
(PIPE 1 1/4' UNDER SURFACE IN FIELD.)

CC SECS. 34 | 35 NOT FND.  
SET 1 1/2" I. PIPE, SCRIBE  
"CC S 34 (& 35) BT" ON:  
14" D. FIR, N 78° W 15.5'  
10" D. FIR, N 82° E 29.5'

AGREEMENT LINE  
N 0° 57' 20" E 400.25'

FD. LOOSE 1/2" I.P.

AT PROPR. POINT FOR  
S. 1/4 COR. SEC. 35, FND.  
1 1/2" I. PIPE 2.07' SOUTH  
AND 15.47' EAST  
(PIPE 16' S. OF E-W FENCE)

SET AGREE. COR.  
1" I. PIPE IN  
TANOAK STUMP

FD. 1" I.P. & B.T.'S. FOR WITNESS N 1/4  
COR. SEC. 4 PER C.S. FILE M24-44,  
36" MAPLE & 36" CEDAR.

CL-2  
PC = 6+92.28  
PT = 10+80.42  
Δ = 148° 15' 30"  
D = 38° 11' 50" L  
R = 150.  
T = 527.60  
L = 388.14  
C = 288.56  
CB = N 77° 52' 35" E

CL-3  
PC = 11+73.20  
PT = 16+31.16  
Δ = 104° 57' 25"  
D = 22° 55' 06" R  
R = 250.  
T = 325.55  
L = 457.96  
C = 396.56  
CB = N 56° 13' 33" E

CL-4  
PC = 19+51.37  
PT = 20+00.34  
Δ = 18° 42' 15"  
D = 38° 11' 50" L  
R = 150.  
T = 24.70  
L = 48.97  
C = 48.75  
CB = S 80° 38' 52" E

S 1/4 COR. SEC. 35  
SET 1 1/2" I. PIPE SCRIBE  
"1/4 S 35 BT" ON  
14" D. FIR, N 77° E 54.0'  
14" D. FIR, S 11° W 40.1'

ORIGINAL 1/4 COR.  
NOT FND.

FD. 1" I. PIPE 3.37' N. OF TRUE  
N. BDRY. TWR 33 S., 3 B.T.'S.  
PER C.S. FILE NO. 54/53 EXC. AS FOLLOWS:  
18" D.F. SNAG, N 60° V2° E 65.8'  
25" D. FIR, N 36° W 33.3'  
18" D. FIR, N 82° E 37.5'

U.S. FILE NO. 45/232 & M24-44

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Survey for Mohr & Wells, in the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, COUNTY SURVEYOR  
Twp. 32 South, Range 6 West, W.M., Oregon DOUGLAS COUNTY, ORE.

Narrative description to comply with Par. 209.250, O.R.S.

for: A.V. Mohr and Wm. A. Wells, Box 133, Glendale, Oregon

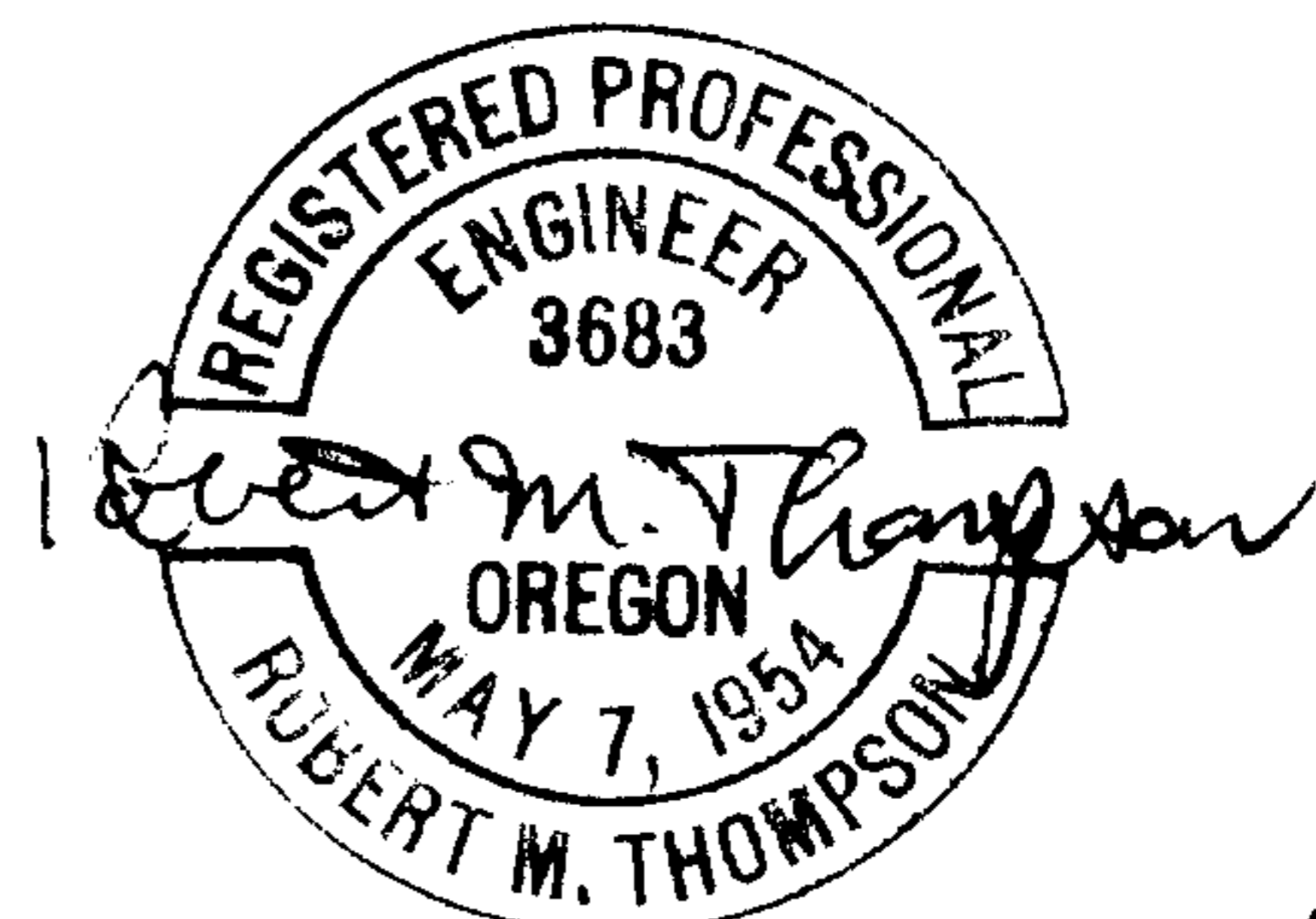
Purpose: To locate and monument Mohr & Wells ownership, and  
further divide said ownership into smaller tracts.

Procedure:

A search both in the County Surveyor's records, and on the  
the ground, indicated an absence of some of the necessary govern-  
ment corners along the South line of Twp. 32 South, particularly  
the southeast and southwest corners of the S $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 35.  
At said southwest corner, only a loose  $\frac{1}{2}$  inch iron pipe was found,  
thrust into the wires near a corner of fences running northerly and  
easterly. Monuments found near my calculated proportionate points  
for the South Quarter Corner and Southwest corner of Section 34, did  
not have enough supporting evidence to be acceptable. Conversation  
with Mr. Olger Sether, a long-time local resident rancher, who had  
previous survey work done along this township line by J.E. Nelson  
and H.W. Lawrence, indicated that there could have been some ques-  
tionable procedure in the setting of these monuments.

My survey along this township line was run between the nearest  
known government corners that had acceptable accessory evidence,  
namely the closing corners for Sections, 27, and 35|36 on the east  
end, and the N.  $\frac{1}{4}$  cor. for Sec. 4 and S.  $\frac{1}{4}$  cor. for Sec. 33, on the  
west end. Proportionate positions for the corners in question  
were computed, and the 2 corners needed for the Mohr & Wells prop-  
erty only, were set. Rather than to survey the entire West line  
of Section 35, the clients settled on the principle of an agree-  
ment line, along the existing fence, between the township line and  
the Glendale Valley Road only. The east line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of  
Section 35 was established as shown on my map, and marked with red-  
painted blazes south of said road. Right-of-way monuments set by  
the Douglas County Road Dept. were used to locate the southerly  
right-of-way line of Glendale Valley Road. Other monuments were  
then set within the Mohr and Wells property, as shown on my map,  
including the survey of "Twin Pines Drive".

November 15, 1971



C.S. File 55-1236

Map File M44-38